

**2009 Property Taxes: Voters Approve Higher Property Taxes**

Property taxes will show an overall 6.16% increase over last year when tax bills are mailed in King County this February, according to Assessor Scott Noble. Last year, the overall property tax increase was 8.18%, and in 2007 the overall increase was 5.87%. Countywide, 23 out of 30 monetary property tax measures were passed by voters, including five permanent lid lifts. Total property taxes for all purposes will total \$3.388 Billion in 2009, up \$196.5 million over 2008's \$3.191 Billion.

Of the \$196.5 million increase, 17.3% (or \$34 million) was due to new construction in King County, totaling \$8.0 billion of assessed value in 2009. New construction revenues to districts are tax neutral (no tax increase for existing taxpayers).

"The increasing reliance on voted property taxes by taxing districts is a continuing trend and is accelerating", Noble said. "In particular, lid-lifts are more common, with voters approving much higher property tax increases", he added.

	2008	2009	% Increase
Voted	\$1,287,873,991	\$1,425,276,910	10.67%
Non-Voted	1,903,653,189	1,962,786,379	3.01%
Total	\$3,191,527,180	\$3,388,063,289	6.16%

Important Note: These overall results may vary markedly within the 571 different taxing district combinations of King County.

Assessed value changes resulted in 13.46% growth in King County's tax base for 2009 tax distribution purposes (compared to 14.14% in 2008). Most levy distribution rates per thousand dollars of assessed value have continued to drop throughout the county. King County utilizes multiple years of real estate sales when determining assessments.

All school district areas will see overall property tax increases except Snoqualmie Valley School District with a 0.6% decrease and Tukwila School District at 0.1% decrease. The highest average increase is within the Renton School District (13%) followed by Skykomish School District (12.1%), Shoreline School District (11.4%), Mercer Island School District (10.4%), and Riverview (9.1%).



Key factors in King County's 2009 property tax picture are:

Continued support by King County voters for tax increases:

Voters approved 23 of 30 monetary property tax measures on the ballot in 2008 for 2009 tax purposes, including 5 permanent lid lifts. Approved school district measures include general obligation bonds totaling \$695 million for capital projects in the Bellevue School District (\$545 million) and Renton School District (\$150 million). Four maintenance and operation levies were approved beginning in the 2009 tax year for Tukwila School District (\$7.2 million), Federal Way School District (\$36 million), Renton School District (\$26 million), and Auburn School District (\$25.3 million). Two four year capital projects levies were passed for the Mercer Island School District (\$3.1 million) and Renton School District (\$5.5 million).

Four King County fire protection districts and one city received approval from voters for general obligation bonds in 2008: Shoreline Fire District #16 (\$25 million), Valley Regional Fire Authority (\$19.8 million), Burien Fire District #2 (\$25 million), Auburn Fire District #44 (\$7.5 million), and the City of Issaquah (\$4.5 million). Snoqualmie Pass Fire District #49 taxpayers approved a six year fire district benefit charge beginning with the 2009 tax year. Voters also approved city lid lifts for the following: (1) City of Bellevue, a 20 year temporary lid lift of \$0.10 for acquisition/development/improvement of open space/parks and an \$0.02 permanent lid lift to maintain and operate parks, (2) City of Seattle voters approved two six year temporary lid lifts - Pike Place Market improvements (\$73 million) and renewal of the Parks levy (\$145.5 million), (3) City of Mercer Island voters approved a 15 year temporary lid lift for Parks maintenance at \$900,000 the first year with a 1% increase for the next 14 years, and (4) the City of Sammamish voters approved a permanent lid lift for operation and maintenance of parks, however, due to the failure of the general obligation bond to finance the acquisition, development, construction and improvement of the parks approved in the lid lift, the city did not levy the lid lift in 2009. Voters within the City of Sammamish have until December 31, 2009 to pass the general obligation bond for parks and if not, the lid lift expires immediately.



The effects of voted permanent and temporary lid lifts within King County for the 2009 tax year produced the following increases:

Palmer/Selleck Fire District #47	99.22%	Lid lift to \$1.00 approved 8/19/08
Duvall Fire District #45	50.61%	Lid lift to \$1.35 approved 5/20/08
Shoreline Fire District #04	26.73%	Lid lift to \$1.50 approved 8/19/08
City of Bellevue	21.96%	Lid lift approved @ \$.12/1,000
Snoqualmie Fire District #49 (KC only)	13.12%	6% limit factor per vote of 2007
Burien Fire District #02	7.67%	6% limit factor per vote of 2007
North Highline Fire District #11	7.10%	6% limit factor per vote of 2007
Bryn Mawr Fire District #20	6.92%	6% limit factor per vote of 2007
City of Seattle	6.88%	2 lid lifts approved/used all of banked capacity
Federal Way Fire District #39	6.52%	6% limit factor per vote of 2007

Initiative 747 removed the ability of taxing districts to increase non-voted property taxes above 1% over the prior highest allowable levy (not necessarily the previous year). Fifty-three taxing districts out of 83 (or 63.8%) with non-voted tax levies imposed a 1% or lower increase in 2009, excluding new construction. The other districts made use of so-called "banked" levy capacity (accumulated in prior years where they had levied less than the maximum tax allowed) to increase non-voted taxes by from 1.10% to 18.26%.

Fee and Charge (not designated as property taxes) increases for 2009 are as follows:

IMPORTANT: Increases in assessed value do not normally equate to equal tax increases. Assessed values are the mechanism to distribute property taxes. The magnitude of property taxes can only be lawfully levied by taxing districts and voters. Increases in the assessed value of existing property do not yield additional tax revenue for taxing districts.

ASSESSED VALUE AND TAX COMPARISON BY SCHOOL DISTRICT

Typical Residence in 2008 and 2009

School District	2008 Average Residence Value	2008 Typical Levy Rate	2009 Average Residence Value	2009 Typical Levy Rate	2008 Tax	2009 Tax	Tax Change	Average Percent Tax Change	2008 % Voted Tax	2009 % Voted Tax
001 Seattle	478,848	\$ 8.69	530,800	\$ 7.97	\$4,160	\$4,230	\$ 70	1.7%	41.3%	40.6%
210 Federal Way	294,700	11.16	323,700	10.76	3,290	3,483	193	5.9%	43.2%	44.7%
216 Enumclaw	322,535	9.67	350,900	9.07	3,119	3,183	64	2.1%	44.5%	45.6%
400 Mercer Island	1,111,097	7.16	1,274,400	6.89	7,952	8,781	829	10.4%	32.5%	36.1%
401 Highline	306,813	11.40	341,200	10.68	3,497	3,644	147	4.2%	41.3%	42.1%
402 Vashon Island	462,300	9.01	508,000	8.52	4,166	4,328	162	3.9%	26.3%	26.9%
403 Renton	329,306	9.78	365,600	9.95	3,220	3,638	418	13.0%	33.7%	40.1%
404 Skykomish	148,949	8.68	183,300	7.90	1,292	1,448	156	12.1%	23.8%	22.7%
405 Bellevue	724,207	7.35	819,700	6.90	5,320	5,656	336	6.3%	35.8%	37.6%
406 Tukwila	261,917	11.77	290,800	10.59	3,083	3,080	(3)	(0.1%)	45.9%	44.7%
407 Riverview	415,801	10.77	470,000	10.40	4,480	4,888	408	9.1%	37.8%	35.9%
408 Auburn	287,430	11.33	312,600	11.04	3,257	3,451	194	6.0%	44.6%	46.4%
409 Tahoma	366,482	11.52	405,200	10.79	4,223	4,372	149	3.5%	41.3%	41.3%
410 Snoqualmie Valley	453,868	11.04	506,600	9.83	5,012	4,980	(32)	(0.6%)	33.7%	30.6%
411 Issaquah	558,645	9.53	621,700	8.99	5,322	5,589	267	5.0%	49.0%	50.6%
412 Shoreline	388,936	11.31	428,000	11.45	4,400	4,901	501	11.4%	45.9%	48.2%
414 Lake Washington	526,989	8.49	594,000	7.83	4,474	4,651	177	4.0%	38.6%	39.4%
415 Kent	317,455	11.70	350,300	10.79	3,715	3,780	65	1.7%	43.4%	43.6%
417 Northshore	461,806	11.01	515,300	10.36	5,083	5,339	256	5.0%	40.9%	41.1%
888 Fife	285,174	10.70	312,400	9.90	3,051	3,093	42	1.4%	35.4%	33.7%

Attachment 4**KING COUNTY
MONETARY PROPERTY TAX BALLOT MEASURES AND LID LIFTS**

<i>YEAR</i>	<i>BALLOT MEASURES</i>	<i>PASSED</i>	<i>LID LIFTS</i>	<i>PASSED</i>	<i>LID LIFTS AS % OF BALLOT MEASURES</i>
2008	30	23	10	8	33.3%
2007	31	24	16	13	51.6%
2006	54	45	13	8	24.1%
2005	18	15	12	10	67%
2004	40	31	18	14	45%
2003	26	15	15	10	58%
2002	60	46	13	11	22%
2001	20	15	1	1	5%
2000	41	25	3	3	7.3%
1999	17	8	6	5	35%
1998	57	38	5	4	8.8%
1997	20	10	3	1	15%
1996	43	30	2	1	4.6%
1995	24	12	4	3	16.6%
1994	64	31	2	0	3.1%
<i>TOTALS</i>	<i>545</i>	<i>368</i>	<i>123</i>	<i>92</i>	<i>22.6%</i>

Important note: total ballot measures include only monetary property tax ballot measures.

LIMIT FACTOR ANALYSIS
List of King County Taxing Districts
Sorted by 2009 Limit Factor Tax Increase
Regular Levies Only

District Name	Inc./Dec.	Regular Increase	Reason for Increase/Decrease
Palmer/Selleck Fire District #47	99.22%	97.82%	Lid lift to \$1.00 approved 8/19/08
Duval Fire District #45	50.61%	48.63%	Lid lift to \$1.35 approved 5/20/08
Shoreline Fire District #04	26.73%	25.31%	Lid lift to \$1.50 aproved 8/19/08
City of Pacific (KC only)	22.30%	18.26%	Council requested \$1.10 levy rate/used part of bank
City of Bellevue	21.96%	17.01%	Lid lift approved @ \$.12/1,000
Angle Lake Fire District #24	12.20%	12.20%	At stat maximum
Bellevue Fire District #14	13.49%	11.43%	At stat maximum
Issaquah Fire District #10	12.53%	11.09%	At stat maximum
Snoqualmie Fire District #49 (KC only)	13.12%	10.25%	6% limit factor per vote of 2007
City of Clyde Hill	11.52%	8.62%	Used all of banked capacity
Burien Fire District #02	7.67%	6.02%	6% limit factor per vote of 2007
Bryn Mawr Fire District #20	6.92%	6.00%	6% limit factor per vote of 2007
North Highline Fire District #11	7.10%	6.00%	6% limit factor per vote of 2007
Federal Way Fire District #39	6.52%	5.07%	6% limit factor per vote of 2007
Town of Milton (KC only)	7.33%	4.91%	Rate from Pierce County
City of Seattle	6.88%	4.47%	2 lid lifts approved/Used all of banked capacity
Kent Fire District #37	7.24%	4.40%	5.4% limit factor per vote of 2007 (at stat max)
City of Duvall	7.83%	3.98%	4% limit factor per vote of 2004
City of Des Moines	5.52%	3.77%	4% limit factor per vote of 2006
Woodinville Fire District #36	8.93%	3.65%	
Pierce County Library (KC portion only)	10.16%	2.71%	
Valley Regional Fire Authority #61 (KC only)	27.51%	1.75%	
Maple Valley Fire District #43	3.30%	1.59%	
City of Issaquah	5.80%	1.46%	
Vashon Fire District #13	2.42%	1.30%	
City of Bothell (KC only)	3.24%	1.27%	
City of Federal Way	2.68%	1.26%	
City of Black Diamond	3.06%	1.24%	
City of Shoreline	2.53%	1.10%	
City of Covington	5.18%	1.00%	
City of Redmond	4.49%	1.00%	
City of Snoqualmie	11.05%	1.00%	
EMS	3.68%	1.00%	
King County Ferry District	3.54%	1.00%	
King County Flood Zone	3.55%	1.00%	
Town of Hunts Point	2.03%	1.00%	
North Bend Fire District #38	5.28%	0.99%	
Town of Yarrow Point	5.35%	0.99%	
King County	3.70%	0.97%	
King County Library District* (KC only)	3.68%	0.97%	
City of Lake Forest Park	1.43%	0.96%	
City of Maple Valley	3.49%	0.96%	
City of Tukwila	7.75%	0.96%	
City of Sammamish	2.41%	0.95%	
Town of Carnation	1.73%	0.95%	
City of Newcastle	3.46%	0.92%	
City of SeaTac	1.90%	0.90%	
Fall City Fire District #27	2.67%	0.90%	
City of Algona	2.30%	0.88%	
City of Normandy Park	3.28%	0.87%	
Enumclaw Fire District #28	2.28%	0.87%	
Finn Hill Park & Recreation District	2.25%	0.87%	
Skykomish Fire District #50	2.19%	0.87%	
Snoqualmie Valley Hospital District # 4	4.18%	0.87%	
Valley General Hospital District # 1	4.60%	0.86%	

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Regular Levies Only

District Name	Inc./Dec.	Regular Increase	Reason for Increase/Decrease
City of Enumclaw	2.33%	0.85%	
King County Road District	2.88%	0.84%	
Kirkland Fire District #41	2.67%	0.84%	
Kenmore Fire District #16	3.06%	0.83%	
Vashon P&R District	1.90%	0.81%	
City of Mercer Island	2.55%	0.78%	
King County Cemetery District #1	1.89%	0.77%	
City of Renton	26.25%	0.76%	
Conservation Futures	3.84%	0.75%	
Evergreen Hospital District # 2	3.50%	0.75%	
Town of Beaux Arts Village	1.73%	0.72%	
City of Kirkland	2.57%	0.70%	
Town of Skykomish	2.31%	0.68%	
Redmond Fire District #34	7.37%	0.54%	
City of Burien	1.82%	0.40%	
City of Kenmore	3.56%	0.00%	
City of Medina	2.54%	0.00%	
City of North Bend	3.60%	0.00%	
City of Woodinville	2.60%	0.00%	
City of Kent	2.21%	-0.05%	
Si View Metropolitan Park District	0.88%	-0.17%	
Port of Seattle	0.00%	-2.74%	Last year's levy only
City of Auburn (KC only)	38.31%	-8.49%	Council wanted rate @ \$1.49
East Renton Fire District #25	-8.58%	-9.38%	
Spring Glen Fire District #40	-15.64%	-16.41%	Loss of territory to Renton
Auburn Fire District #31	-20.87%	-20.87%	Loss of territory to Valley Regional Fire Authority
Auburn Fire District #44	-19.17%	-21.06%	Loss of territory to Valley Regional Fire Authority

Attachment 2

TOP TEN VOTED AND NON-VOTED TAXING DISTRICT INCREASES FOR THE 2009 TAX YEAR

VOTED:

1. Palmer/Selleck Fire District #47	99.22%
2. Duvall Fire District #45	50.61%
3. Shoreline Fire District #4	26.73%
4. City of Bellevue	21.96%
5. Snoqualmie Fire District #49	13.12%
6. Burien Fire District #2	7.67%
7. North Highline Fire District #11	7.10%
8. Byrn Mawr Fire District #20	6.92%
9. City of Seattle	6.88%
10. Federal Way Fire District #39	6.52%

NON-VOTED (minus new construction):

1. City of Pacific	18.26%
2. Angle Lake Fire District #24	12.20%
3. Bellevue Fire District #14	11.43%
4. Issaquah Fire District #10	11.09%
5. City of Clyde Hill	8.62%
6. Town of Milton	4.91%
7. Woodinville Fire District #36	3.65%